



DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
July 08, 2025 – 3:00 P.M.

Cumulative Attendance
June 2025-May 2026

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	1	0
Jinny Bissainthe	P	1	0
Jeffrey Burns	A	0	1
Sonya Burrows	P	1	0
Kenneth Calhoun	P	1	0
Noel Edwards [via Zoom]	P	1	0
Marion Howard	P	1	0
Matthew Kohen	P	1	0
Christopher Murphy	P	1	0
Alfredo Olvera	P	1	0
John Quailey, Vice Chair	P	1	0
Brian Stafford [arrived 3:10]	P	1	0
Mallory Sullivan	P	1	0

Currently there are 13 appointed members on the Board, which means six (7) would constitute a quorum.

Staff

Lizeth DeTorres, Sr. Administrative Assistant
Vanessa Martin, CRA Business Manager
Clarence Woods, III, NPF CRA Manager
Jonelle Adderley, CRA Project Coordinator
J. Opperlee, Prototype Inc. Recording Secretary

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. Roll was called and a quorum was present.

Ms. Sullivan and Mr. Kohen introduced themselves to the Board.

July 8, 2025

II. Approval of Minutes

NPF CRA Board

- May 13, 2025 Minutes

Motion made by Ms. Bissainthe, seconded by Mr. Calhoun to approve the Board's May 13, 2025 minutes. In a voice vote, motion passed unanimously.

III. Project Funding UpdateVanessa Martin
Business Manager

Ms. Martin explained the report. Between 2017 and 2025, \$115 million had been awarded, \$70 of which was in progress and \$44 million of which had been completed. She said the Arcadian was 95% complete.

Ms. Martin said in-progress projects were aware that the funding cuts could preclude them from requesting additional funding. Mr. Woods noted they did not want to leave any in-progress projects unfinished but they must also prioritize. He said he and staff were constantly evaluating the projects.

Mr. Stafford arrived at 3:10.

IV. • Budget RecommendationVaness Martin
Business Manager

Ms. Martin provided the budget summary and reported the ILA to extend the CRA for 10 years, with two-year reviews had been approved by the Board of Commissioners in June. This would decrease the TIFF by 50%. She estimated they would receive \$6.1 million, \$3.2 million of which would be allocated to incentives.

Mr. Murphy asked about cutting operating expenses and Ms. Martin said she would need to make some cuts over the next year.

Motion by Mr. Quailey, seconded by Mr. Olvera, to approve the Fiscal Year 2026 Budget recommendation as presented. In a roll call vote, motion passed 11-1 with Mr. Edwards opposed.

V. Funding Request and Recommendation:

Addition of the Commercial Property and Safety Enhancement Program to Existing NPF-CRA Incentive Programs, with a Proposed Allocation of \$250,000

Jonelle Adderley
CRA Staff

July 8, 2025

Ms. Burrows recused herself from voting on this item, citing a conflict.

Ms. Adderley reviewed the Commercial Property and Safety Enhancement Program, which offered up to \$10,000 to applicants for safety or security related improvements. She stated they were requesting \$250,000 for fiscal year 2026. All applicants were required to contribute 25% in matching funds. The funding would be available to entities that owned or operated commercial properties within the Northwest Progresso Flagler Heights CRA area. A detailed list of appropriate improvements was included in the Board's packet. The CRA director or manager could approve additional expenses not specifically listed in the guidelines. Staff recommended applicants be required to undergo a Crime Prevention Through Environmental Design [CPTED] security assessment by a certified Fort Lauderdale Police Detective. Ms. Adderley said recent crime statistics underscored the need for security interventions for businesses. Staff recommended approval of the program and the allocation of \$250,000 for fiscal year 2026.

Ms. Burrows recalled the Police Department had informed Sistrunk business owners that they would be eligible for federal funds for security hardening. Ms. Adderley agreed to ask the Police Department about this. Mr. Calhoun wondered why CRA funds should be used. He questioned whether crime had increased in the Northwest Progresso neighborhood more than in other neighborhoods. Mr. Edwards did not feel that \$250,000 would make much difference and pointed out that it was unheard of to give the owner of a \$5 million building \$10,000 toward security; it may be appropriate for small businesses. He was therefore opposed to this recommendation.

Mr. Woods said this was aimed at smaller businesses with less ability to pay for security. He said they did not want to pay for the Police Enhancement Program anymore and this program would allow them to help small businesses.

Motion by Mr. Stafford, seconded by Mr. Howard, to approve staff's recommendation. In a roll call vote, motion passed 10-1 with Mr. Edwards opposed and Ms. Burrows abstaining.

VI. Funding Request and Recommendation:

Proposed Modifications to the NPF-CRA Residential
Façade and Landscaping Incentive Program, with a
Total Allocation of \$500,000 for FYs 2026 and 2027

Jonelle Adderley
CRA Staff

Ms. Adderley said this had been approved in February 2019 and was targeted in areas with CRA infill development. The program had received over \$950,000 in funding and over 139 residential properties had been improved. Due to increased interest in the program and an increase in costs, staff was recommending the following changes: increase the amount per property from \$5,000 to \$10,000; expand the list of eligible improvements to include some work needed to comply code violations; reduce the required number of

July 8, 2025

estimates from three to two. Staff recommended maintaining the restriction to residential properties, noting that two-to-four-unit multifamily properties were eligible, subject to the discretion of the CRA Manager. The CRA would continue to administer the program. Staff recommends approval of these modifications and allocation of \$500,000 in funding for two fiscal years: 2026 and 2027.

Chair Foderingham suggested a minimum of two estimates but requiring three for fencing. Mr. Calhoun thought staff would be capable of assessing the fairness of the bids. Ms. Adderley said Corey Ritchey, CRA Project Manager, would review the estimates. Mr. Woods said the intent was to require at least two estimates. Mr. Woods said staff would create a list of qualified professionals from which applicants could choose. Mr. Edwards asked if there was a clawback provision in the event that landscaping failed. Mr. Woods said they tried to avoid approving sod unless the property had irrigation. Mr. Calhoun noted there was a maintenance requirement included in the program. Mr. Woods said staff also evaluated whether someone who had irrigation could afford to keep up with watering.

Motion by Ms. Bissainthe, seconded by Mr. Stafford, to approve staff's recommendation. In a roll call vote, motion passed 12-0.

VII. Old/New Business

CRA Update

Chair Foderingham reported the CRA had been approved to continue for another 10 years. She stated the Open House would be held on Thursday from 6 PM until 8 PM at the Midtown Commerce Center at 1033 NW 6th Street. She encouraged Board members to attend.

Mr. Edwards asked about Donna's Restaurant and Mr. Woods stated it had been leased to a different operator and was still a restaurant, which was in compliance with the CRA rules.

VIII. Public Comments

None

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:54 PM.

The next regular NPF-CRA meeting will be held **Tuesday – August 12, 2025.**

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes by J. Opperee, Prototype Inc.